BLOCK 2 LOT 10
IN OR 2518/1566
R672642 & R672643

VINING GREGORY ALLEN L/E/
PO BOX 473
YULEE, FL 32041

2023

42-2N-27-4613-0002-0100

BUILDING CHARACTERISTICS

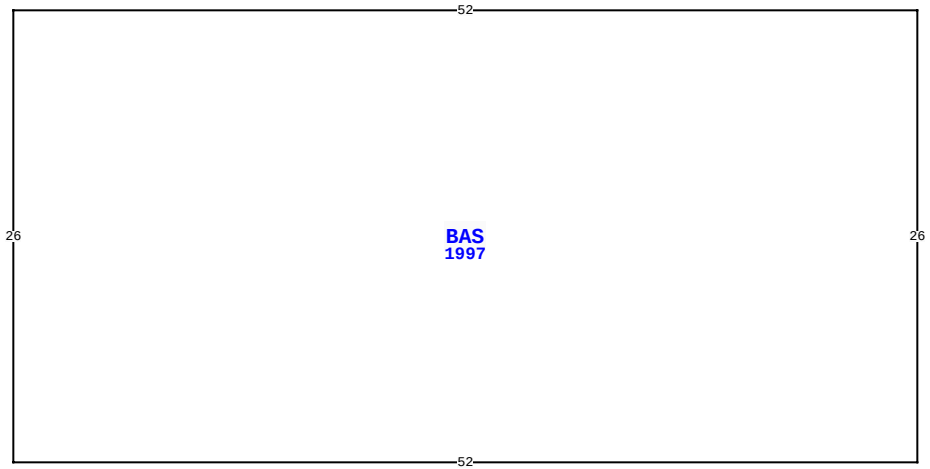
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	46,586
TOTALS	1,352		1,352	46,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.2000	82.04	110,918	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2019 Heated Area: 1352 HX Base Yr 2019



85297 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,586
TOTAL MARKET OB/XF VALUE		3,059
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		129,645
SOH/AGL Deduction		52,542
ASSESSED VALUE		77,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,103
TOTAL JUST VALUE		129,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971648	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1566	12/02/2021	LE	U	I	14	100
GRANTOR: VINING GREGORY ALLEN						
GRANTEE: VINING GREGORY ALLE						
2241/0633	11/30/2018	QC	U	I	11	100
GRANTOR: MARELL DONNETTA JEAN						
GRANTEE: VINING GREGORY ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S26 E52 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	8	14	112.00	SF	10.00	10.00	100	1992	1992	3	20	224	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 3,059

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/23/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS